



2020 ANNUAL REPORT

to the

TENNESSEE STATE BUILDING COMMISSION



Prepared by Tony Guzzi, Vice-President, Preservation and Site Operations
Andrew Jackson's Hermitage | Andrew Jackson Foundation
4580 Rachel's Lane, Hermitage, TN 37076
615.889.2941 ext. 225 | Fax 615.889.9289
tguzzi@thehermitage.com

January 26, 2020

This Annual Report to the Tennessee State Building Commission (SBC) describes preservation and significant maintenance and management work completed on historic and cultural resources at Andrew Jackson's Hermitage by the Andrew Jackson Foundation (AJF) in calendar year 2020 and proposed work for calendar year 2021. This annual report submission is required under Tennessee Code Annotated section 4.13.104. The following is a brief description of proposed property acquisition, construction, demolition, alteration, restoration, or preservation works in progress. Projects involving routine maintenance and minor repairs are not included. Projects are listed in order of priority.

Hermitage Mansion

Hermitage Mansion Projects 2020

In 2020, the Andrew Jackson Foundation completed three important maintenance projects on the Hermitage mansion.

- In 2019, contractors repainted the Hermitage mansion roof, north portico and columns, all wood trim, gutters, and downspouts. In June 2020, the AJF completed the Hermitage Mansion Exterior Re-painting Project. Contractors re-painted the brick walls on the south façade and completed re-penciling the brick joints on the north wall of the east wing. This project was the first major re-painting of the mansion exterior since the 2009-2010 Hermitage Mansion Restoration Project, which was funded by the State of Tennessee. The sand painted surfaces of the Hermitage mansion, the shutters, and sheet metal covered parapet wall were the only surfaces of the Hermitage mansion exterior not repainted in 2019 and 2020. These surfaces were cleaned, but the paint was still sound. The AJF hopes that the sand painted surfaces will last another 3-5 years before repainting is required. Sand painting is more expensive than traditional painting and it requires stripping paint after two coats due to the weight of the paint. Contractors also repainted the Hermitage mansion smokehouse roof and trim to match the Hermitage as part of this 2019-2020 project. This work was funded by a grant from the Metropolitan Government of Nashville and Davidson County and the Community Foundation of Middle Tennessee.



*Re-penciling brick mortar joints on north wall of the Hermitage east wing.
Note completed sections on upper half of wall, April 2020.*



Hermitage smokehouse roof during painting, April 2020.

- In 2020, Powercom Solutions completed recertification of the Hermitage mansion lightning protection system. Powercom also installed a surge suppression device and lightning protection system on the electrical service that powers the Hermitage mansion Ultra-Fog fire protection system.
- With the permission of the Nashville Fire Marshall's Office, the Hermitage added an electrical disconnect for the Hermitage mansion's Ultra-Fog fire protection system to allow for better maintenance.

Hermitage Mansion Projects 2021

Due to COVID-19, the AJF's funding is limited in 2021. While several significant upgrades are needed for the Hermitage mansion few will likely be completed. Listed below are the highest priority projects.

- Boiler and Humidification System Replacement. The existing Hermitage mansion boiler has a small section crack and is in danger of failing at any time. Replacement sections for this boiler are no longer manufactured. The Hermitage mansion boiler is a steam boiler that transfers its heat to a closed hot water loop in the Hermitage mansion via a heat exchanger. This type of boiler system is wasteful in terms of energy consumption and cost. The AJF would prefer to replace this system with a closed loop hot water boiler. To accomplish this goal, the AJF would have to install a new hot water boiler, run new hot water lines from an underground equipment vault to the Hermitage mansion, and then to the various hot water coils. The AJF will also need to replace its existing humidification system which is run off steam from the existing boiler. The AJF would prefer to replace the humidification system with electric humidifiers. Estimated cost \$650,000.
- Water Leak Repair. In August 2020, a clogged air conditioning condensate drain caused a leak from the attic down into the upstairs main hall. Repair of plaster wall and ceiling, ceiling repainting, and wallpaper conservation required due to the water damage. Estimated cost \$25,000.



Ceiling, plaster, and wallpaper damage caused by a clogged condensate drainage line, August 2020.



Damage to c.1818 wallpaper in Hermitage mansion upstairs hall from clogged condensate drain, August 2020.

- Hermitage Stone Front Porch, Column Bases, and Steps. The Hermitage mansion front porch is comprised of slabs of Tennessee limestone. The elastomeric sealant joints between these slabs have failed allowing water into the soil below. Some soil subsidence has begun, and a few slabs have sunk or moved. The elastomeric sealants used in the front column base joints have also failed. Mortar joints in the Hermitage mansion's limestone slab steps have failed and two stones are showing subsidence. All the mortar or sealants that have failed must be replaced with the best possible material and any stones that have subsided need to be realigned. No cost estimate available.



View of Hermitage mansion south porch, December 2020.



Typical sealant failure in porch floor stone joints, December 2020.



Failed joint, stone movement, and stone subsidence, December 2020.



Failed sealant joints in column bases, south front, December 2020.

Tomb of Rachel and Andrew Jackson

2021 Cleaning and Dome Sealant Project

In April 2018, politically motivated vandals spray painted obscenities and political symbols on the Tomb of Rachel and Andrew Jackson. The Andrew Jackson Foundation hired Conservation of Sculpture and Objects Studio (CSOS) from Chicago, Illinois to remove the graffiti from the Tomb through laser ablation. Post removal, CSOS recommended that the Foundation clean the entire surface of the Tomb to correct the visual disparity between areas cleaned due to the vandalism and areas not cleaned. CSOS recommended removing the existing copper salt stains on the Tomb's porous stone surfaces and then sealing the copper dome surface to prevent future staining.

In addition, the AJF's preservation architect, Joseph K. Oppermann, identified the Tomb's cornice and parapet sealant joints as major areas of concern. These failed sealant joints are actively allowing water to penetrate the stone during rains. Oppermann advised that these joints be removed and replaced with more flexible and durable sealants or with packed lead wool. The cost for this project is \$130,000. The AJF needed two years to raise funds for this work. The AJF's funding is from Chubb Insurance, a grant from the Tennessee Historical Commission, and from private donors.

CSOS will perform this work in the late spring and early summer of 2021. During the work, the Tomb will be scaffolded and shrouded to keep the laser systems from harming people's eyes.



Overall shot of Tomb cleanliness, January 2020. Note much brighter white of obelisk in center of tomb that was cleaned after April 2018 vandalism



Close-up photograph of tomb showing black and green discoloration caused by copper salts run-off, February 2020.



Close-up of Tomb cornice showing copper salt staining, February 2020.



Staining caused by copper salt and rainwater penetrating the stone from failed sealant joints atop cornice circumference and parapet head joints, February 2020.



Failed head sealant joints in between parapet stones. Failed joint between parapet stones and top of cornices stones that runs the full circumference of the Tomb, February 2020.

New Facility: Presidential Center at Andrew Jackson's Hermitage

As reported in our 2019 annual report, in 2018 the AJF launched a capital campaign and hired architects to plan and construct a new Presidential Center at The Hermitage. The facility would have included spaces for exhibitions, classrooms, and events. As a result of the COVID-19 pandemic and its economic impact, in September 2020, the AJF Board of Trustees voted to indefinitely suspend further work on this project.

Tulip Grove

Tulip Grove's Architectural and Historical Import

Tulip Grove is widely recognized by architectural historians as one of the best examples of residential Greek Revival architecture in the mid-state. Historically, the home has local, state, and national import as the residence of Andrew Jackson Donelson. Andrew Jackson served as Donelson's guardian once Donelson's father died and in many ways Donelson was like Jackson's son. Jackson helped Donelson earn a seat at West Point and with his education in the law at Transylvania University. Donelson served as Jackson's private secretary during his presidential campaigns and presidency. Later, Donelson served the United States on diplomatic missions to Prussia and the Republic of Texas. In 1856, he stood as the vice-presidential candidate on Millard Fillmore's unsuccessful bid for president on the American Party Ticket. He remained a staunch Unionist like Jackson, until he retired from public life in 1858. That same year Donelson sold Tulip Grove and moved to Memphis. Donelson remained on the sidelines of the Civil War and died in Memphis in 1871.

Legal Status

As previously reported in 2016, the Andrew Jackson Foundation bought out the remaining 45 years on the purchase contract for Tulip Grove between the AJF and one of two heirs who held an interest in that contract. In early 2018, the AJF learned that the other heir with an interest in the contract passed away, leaving an adult child as the sole heir. The AJF's preference would be to buy out that remaining interest.

Tulip Grove's Condition

Tulip Grove requires significant repairs to ensure the integrity of the building's envelope. This includes: re-pointing the walls and foundation; gutter, downspout, and site drainage upgrades; replacement and repair of wood trim; repairing and re-glazing all windows; repairing/replacing deteriorated porch joists and flooring; and re-painting. The AJF estimates this work will cost \$1,000,000 to \$1,400,000 and does not expect to have funds in place to pursue this work in 2021.

2020 Repairs

In the 2019 Annual Report to the SBC, the AJF identified two emergent repairs needed at Tulip Grove. The emergent mortar repairs required on the wings of Tulip Grove were funded by the Community Foundation of Middle Tennessee and private donors for a total of \$7,500. With

these funds, the AJF was able to contract with WASCO to repoint all open joints and re-point the most deteriorated of the remaining mortar joints in the late fall of 2020. Total cost \$7,500.

Replacement of failed gutters at Tulip Grove was the second emergent repair identified in last year's Annual Report. The AJF included replacing these gutters in its FY 2021 budget, but the financial distress wrought by COVID-19 forced the cancellation of that project. The AJF is seeking funding to replace the gutters, cost estimate \$10,000.

The AJF also continues to seek funds to complete a condition assessment of Tulip Grove by a qualified preservation architect. This analysis will include preparation of measured CAD drawings, a condition report with cost estimate, and an historic structures report. Cost estimates for this work are \$65,000 to \$75,000. This work would serve as a stepping-stone to a larger repair effort for Tulip Grove.



*Open mortar joints re-pointed, Tulip Grove east wall south wing,
November 2020.*



*Deteriorated mortar joints re-pointed, Tulip Grove north wall north wing,
November 2020.*



Progress of mortar joint decay on west elevation, December 2018.



Foundation mortar joint deterioration at Tulip Grove kitchen, December 2018.



Rotted trim board and deteriorated gutter on south wing, east elevation, December 2020.



Deteriorated masonry wall and foundation and rotted skirt board. Porch floor joists also deteriorated over this window, December 2020.



South wall south east second floor upper window sash removed due to a rotted bottom rail, November 2020. Many Tulip Grove windows are trending in this direction.



Typical Tulip Grove window and masonry wall condition. Note paint failure, step cracking, open mortar joints, and brick movement in jack arch.

Tennessee Confederate Soldiers' Home Farm Manager's House

2019 Fire Damage and Repairs

In the 2019 Annual Report to the SBC, the AJF reported on a fire that extensively damaged a home that was known historically as the Tennessee Confederate Soldiers' Home Farm Manager's House. In the AJF era, this home has been called Hill's Lane House. Repair work began in July 2019 and finished in May 2020. Due to the severity of the fire in the attic, the entire roof structure, rafters, sheathing, shingles, and flashing had to be completely replaced. All ceilings in the home had to be removed due to water damage. Interior repairs included: replumb and remodel of the bathroom; installation of new electrical wiring; installation of a HVAC unit; all new dry wall ceilings, removal of asbestos from the home, new kitchen cabinetry, and complete repainting.

Since August 2020, the home has been occupied by a renter.



Hill's Lane House east elevation post-fire repair, July 2020.



Hill's Lane House east and north elevations post-fire repair, July 2020.



Hill's Lane House west elevation post-fire repair, July 2020.

May 3, 2020 Derecho Windstorm

On Sunday May 3, 2020, a sustained straight-line windstorm known as a Derecho damaged or felled 100 trees on the Hermitage property. Some of the trees damaged were well over 100 years old and were part of the Hermitage Arboretum. The tree canopy and associated buffers at The Hermitage have been greatly reduced over the last three decades due to natural attrition and storms. Some buildings sustained minor damage as did electrical devices onsite because of the storm. Insurance covered the bulk of the tree removal and all of the building repairs.



Six 100-year-old trees just a few hundred feet from the Hermitage mansion toppled during the May 3, 2020 Derecho.



A 100-year-old sugar maple to the rear of the Hermitage mansion lost the bulk of its crown during the May 3, 2020 Derecho.

End of Report